



6 Park Gate, Hitchin, SG4 9BP
Guide price £325,000



6 Park Gate, Hitchin, SG4 9BP

A two bedroom terraced house situated in a highly convenient and central SG4 9 cul de sac location.

Hitchin's historic town centre provides comprehensive shopping and recreational facilities, regular weekly markets, a theatre, excellent schooling for all ages and a wide range of restaurants, bars and public houses.

The mainline station serving London Kings Cross is under a mile away with the fastest journey time at under 30 minutes. The A1(M) is also within a short drive.

The centrally heated and double glazed accommodation which has had the kitchen and bathroom replaced in recent years, comprises:

GROUND FLOOR

ENTRANCE PORCH

Front door. Coat hanging space. Glazed door to:



SITTING/DINING ROOM 23'5" x 12'6"
(7.14m x 3.81m)

Maximum overall measurement comprising:

SITTING AREA 13'7" x 12'6" (4.14m x 3.81m)

Double glazed window to front. Radiator. Staircase to first floor with cupboard under. Open plan to:

DINING AREA 9'9" x 7' (2.97m x 2.13m)

Double glazed casement doors to rear. Radiator. Door to:

KITCHEN 9'6" x 5'3" (2.90m x 1.60m)

Double glazed window to rear. Re-fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Plumbed for washing machine. Space for fridge and freezer. Gas cooker point. Work surface lighting. Potterton wall mounted gas boiler.

FIRST FLOOR

LANDING

Airing cupboard. Loft access. Radiator.

BEDROOM ONE 12'6" x 10'6"max
(3.81m x 3.20m)

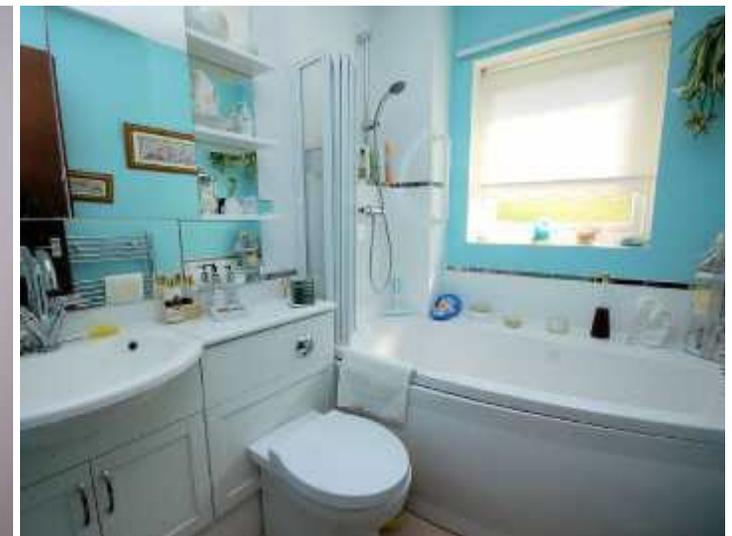
To include mirror fronted wardrobe to one wall. Double glazed window to front. Radiator.

BEDROOM TWO 12'7" x 6'5" (3.84m x 1.96m)

Double glazed window to rear. Radiator. To include mirror fronted wardrobe to one wall.

BATHROOM

Double glazed window to rear. Re-fitted suite comprising vanity unit with wash hand basin, wc and panel bath with shower over and screen.



OUTSIDE

FRONT GARDEN

Laid to lawn. Attached store with gas and electric meter.

REAR GARDEN

Paved patio with steps up to various levels planted with a wide variety of specimen shrubs and plants. Timber garden shed. Outside tap.

AGENTS NOTE

TENURE: Freehold

MAINTENANCE CHARGES: 1 / 23 of costs incurred for communal areas.

PARKING: Private car park for residents only, Property includes 1 parking permit.

THIS INFORMATION SHOULD BE CLARIFIED BY YOUR LEGAL REPRESENTATIVE.

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

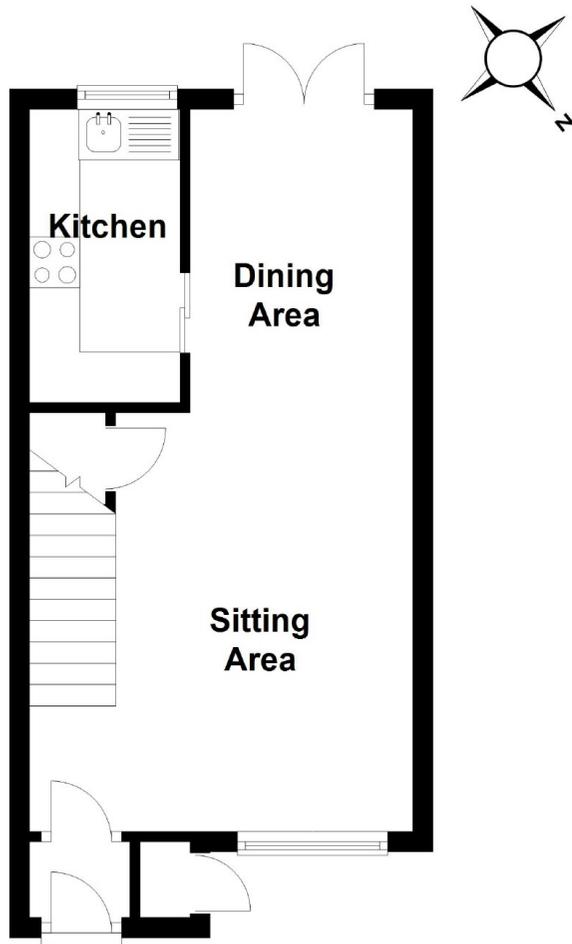
By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

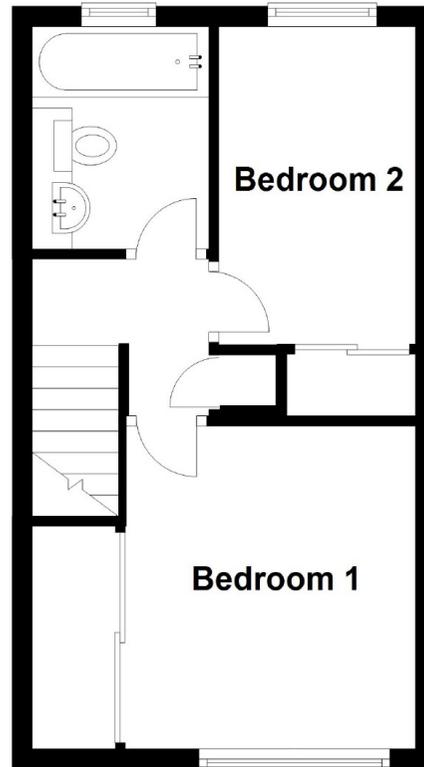
We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Tel: 01462 632222
 60 Hermitage Road
 Hitchin
 Hertfordshire
 SG5 1DB
 Email: hitchin@putterills.co.uk
 www.putterills.co.uk

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

